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AND RECORDED IN

DOC # 0203461

JOYCE HIGDON, SCOTT CO. RECORDED

ORDINANCE NO. 2002 - 1

AN ORDINANCE TO REPEAL ORDINANCE 1992-1 AND AMEND ARTICLE X, SECTION 1, SUB-SECTION A, PARAGRAPH 5 OF THE UNIFIED ZONING ORDINANCE RELATING TO IMPROVEMENT LOCATION PERMITS AND SUBDIVISION OF LAND.

BE IT HEREBY ORDAINED by the Board of Commissioners of Scott County, Indiana:

- 1. Ordinance No.1992-1 is repealed and Article X, Section 1, Sub-Section A, Paragraph 5 of the Unified Zoning Ordinance shall now read as follows:
 - 5. Within the unincorporated portions of Scott County, Indiana, no improvement location permit shall be issued with respect to any structure intended for human habitation, unless the following requirements are met:
 - (i) The property upon which the said structure is to be located is part of a subdivision, a plat of which has received final approval by the appropriate governing body and has been properly recorded in the Office of the Recorder of Scott County;

OR

The property upon which said structure is to be located: (1) Has access to a county, state, or federal roadway by having frontage on such roadway of not less than 200 feet or the access is through a legal access easement of not less than 50 feet in width; (2) Has 200 feet on its shortest side and contains a minimum of two (2) acres in addition to any land encumbered by the legal access easement; and (3) A permit for a private sewer or septic system to serve the structure on the property has been issued through the Scott County Health Department or a construction permit has been obtained from the Scott County Regional Sewer District to connect the structure to a sanitary sewer system operated by the Sewer District.

- (ii) No more than two (2) structures intended for human habitation may be served by the same legal access easement.
- (iii) "Legal Access Easement" for purposes of this Section is defined as a platted private easement, not less than 50 feet in width, for ingress and egress to the property upon which the structure is to be located. A plat and description of the legal access easement shall be prepared and certified by an Indiana Professional Land Surveyor and recorded in the Office of the Scott County Recorder prior to issuance of an Improvement Location Permit.

This Ordinance shall be in full force and effect from and after its passage.

Passed and adopted this 17th day June, 2002.

AYES		NAYS
Charles Meyer Carla Stout	BILLY M. COMER CHARLES S. MEYER CARL A. STOUT	